

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 5 DECEMBER 2005

**REPORT ON: BUILDING (SCOTLAND) ACT 2003
SECTIONS 29 & 30 - DANGEROUS BUILDINGS**

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 697-2005

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the months of September and October 2005.

2 RECOMMENDATION

- 2.1 It is recommended that Committee note the contents of this report.

3 FINANCIAL IMPLICATIONS

- 3.1 All costs incurred in taking direct action, including staff time and administration charges, will be recovered from individual owners.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Ensuring that buildings are maintained in a safe condition will contribute towards Key Theme 8 by creating a safe and pleasant environment.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 There are no equal opportunities implications of relevance to this report.

6 BACKGROUND

6.1 Dangerous Building Notices

The City Engineer investigated 27 incidents relating to public safety of dangerous buildings during the months of September and October 2005. No formal notices under the Building (Scotland) Act 2003 were issued during this period.

6.2 Direct Action Taken

Direct action has been taken in five instances to ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003.

6.2.1 4 Eden Street

- Remove hanging TV aerial from the front of the property

N Park & N Rae
C Dodds
Alexander McMichael
Gillian Wood
S Donald
Ewan Scott
B Adams
Janet Black

Ground South
Ground North
First Floor South
First Floor North
Second Floor South
Second Floor North
Third Floor South
Third Floor North

- 6.2.2 4 Duncan Street - Erected barriers over an open area of retaining wall.
Keith Richard Smith, 70 Camphill Road, Broughty Ferry, Dundee
Street Vale Ltd, 221 High Street, Burntisland, Fife
- 6.2.3 341 Brook Street, Broughty Ferry - Removed fire damaged roof timbers. Secured all windows, made building safe.
I B Murray, 87 Perth Road, Dundee, DD1 4HZ
- 6.2.4 41 Lyon Street - Removed hanging TV aerial from the front of the property.
- Flats G/L & 2/R
G McLane c/o Clubsport, Unit 9 Douglas Court, Blackness Trading Precinct, West Henderson Wynd, Dundee
Kalum Chowdhury, 47 Park Road, Dundee - Flat G/R
John McKay, 41 Lyon Street, Dundee - Flat 1/L
John & Margaret Picken, per J & E Shepherd, 13 Albert Square, Dundee - Flat 1/R
Grant Clark, 41 Lyon Street, Dundee - Flat 2/L
Centurytrack, per J & E Shepherd, 13 Albert Square, Dundee - Flat 3/L
J Wright, 41 Lyon Street, Dundee - Flat 3/R
- 6.2.5 14 Brown Constable Street - Remove fire damaged roof timbers. Secure building - make safe.
Grant Whyte, Applestree Scotland, c/o Tayforth Properties, Gamekeepers Cottage, Newport on Tay, DD6 8RD - Flats G/R, G/M, 1/L, 1/R, 2/L, 2/R, 3/L, 3/M, 3/R
Ian Scott, 14 Brown Constable Street, Dundee - Flat 2/M
Mrs A Braidwood, J & E Shepherd, 13 Albert Square, Dundee - Flat G/L
Mrs J Vettraino, J & E Shepherd, 13 Albert Square, Dundee - Flat 1/M

6.3 Advisory Letters Issued

No letters were issued to the owners advising them to have their property inspected and repaired as necessary.

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

8.1 None.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

9 November 2005

Dundee City Council
Tayside House
Dundee